



## Arnside

**£270,000**

Flat 3 Braeside  
51 Promenade  
Arnside  
Cumbria  
LA5 0AD

Premium Estuary Penthouse Apartment.

An upper floor duplex with fabulous views over the promenade and estuary.

With a flowing layout that includes three double bedrooms and two bathrooms with the accommodation recently refurbished, creating a comfortable well equipped home.

Property Ref: AR2387





Open Plan Living Dining Kitchen



Bedroom One

**Location** From our Arnside office proceed along the Promenade. Turn right at The Albion and continue along the Promenade with Braeside located approximately two thirds of the way along.

**Accommodation (with approximate dimensions)**

**Communal Entrance Hall** with stairs leading to upper floors and Victorian tiled floor.

**First Floor Landing** Stairs leading to private entrance hall.

**Private Entrance Hall** with entry phone and built in storage cupboard housing the electric meter.

#### Open Plan Living Room/Kitchen

**Living Room** 23' 0" x 15' 3" (7.01m x 4.65m) wooden fire surround with marble hearth and tiled inset, radiator, T.V. and telephone points and elevated views over the Kent Estuary to Grange-over-Sands, Whitbarrow Scar and the Lakeland Fells beyond.

**Kitchen Area** 8' 9" x 6' 4" (2.67m x 1.93m) a range of wall and base units with complementary work surface, 1 ½ bowl stainless steel sink with mixer tap., integrated electric oven, Lamona four ring gas hob with stainless steel chimney extractor fan over, integrated dishwasher, plumbing for washing machine and space for fridge/freezer.

**Bathroom** vanity unit with overset wash hand basin and concealed cistern W.C., bath with Triton Enrich electric shower over, shower screen, central heating towel radiator, shaver point, complementary tiling and extractor fan.

**Bedroom One** 11' 10" x 10' 1" (3.61m x 3.07m) fitted wardrobes, storage cupboard, radiator, T.V. and telephone points.

**En-suite Shower Room** shower enclosure with shower and glazed door, vanity unit with overset wash hand basin and concealed cistern W.C., central heating towel radiator, shaver point, complementary tiling and extractor fan.





Open Plan Living / Dining

**Bedroom Two** 15' 2" x 10' 9" (4.62m x 3.28m) with window, radiator and T.V. and telephone points.

**Top Floor Landing** with two storage cupboards - one housing the central heating boiler and a Velux window.

**Bedroom Three** 12' 4" x 11' 6" (3.76m x 3.51m) radiator and two velux windows. (Concealed plumbing is in place to create en-suite if required)

**Services** Mains electricity, gas, water and drainage.

**Council Tax** - Band C - South Lakeland District Council.

**Tenure** Leasehold, The lease was new in 2015 and is for 125 years. The owner of the apartment will have 33 1/3% share on the freehold. If any maintenance is required then it will be a 1/3rd split of the bills.

**Viewings** Strictly by appointment with Hackney & Leigh Arside Office.

**Energy Performamnce Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

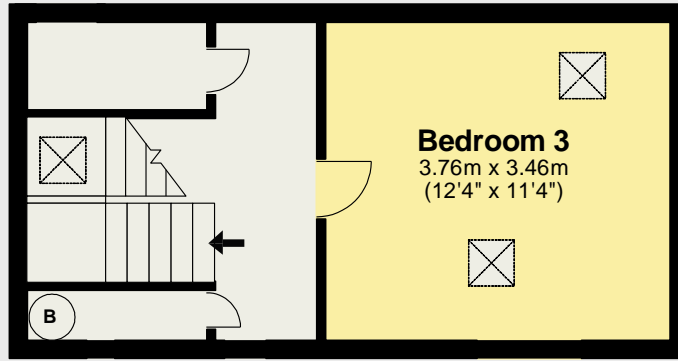


En-Suite

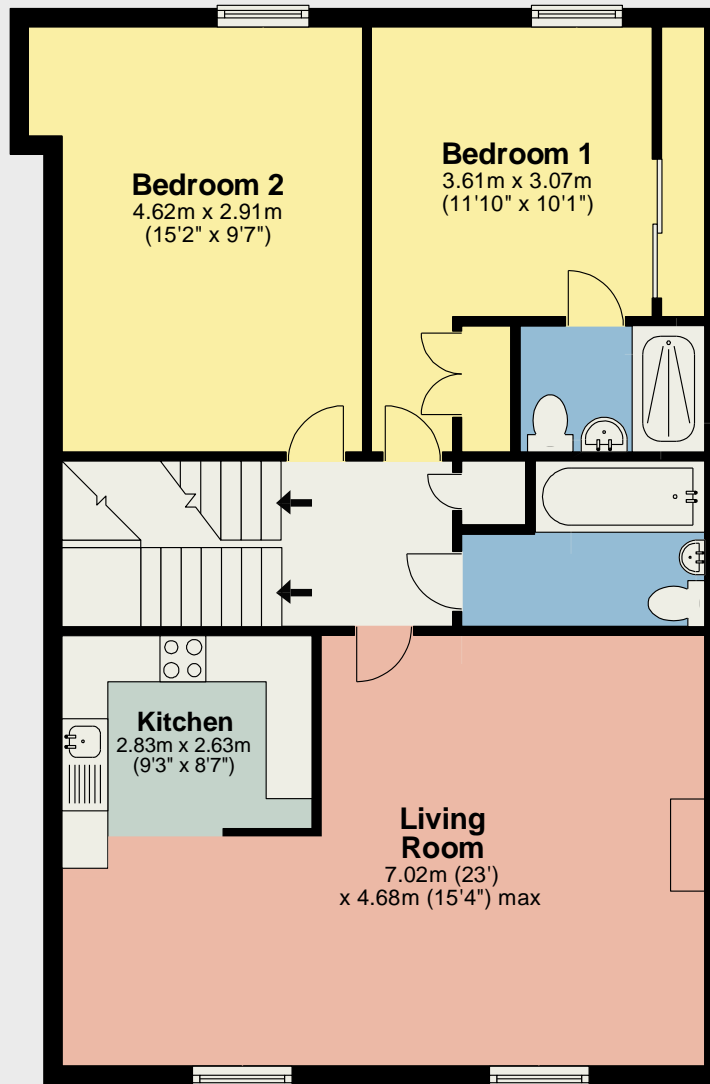


2017 Ordnance Survey

### Third Floor



### Second Floor



Total area: approx. 102.2 sq. metres (1099.6 sq. feet)

For illustrative purposes only. Not to scale. REF: AR2387

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.